

Submitted July 28, 2010

Approved As of

Date July 28, 2010

MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. Meeting No. 12-10
Wednesday, June 9, 2010

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, June 9, 2010.

PRESENT
David Hill, Chair
Jerry Callistein
Kate Ostell
Dion Trahan
John Tyner

Absent: Sarah Medearis
Tracy Pakulniewicz

Present: Bridget Newton, Council Liaison
Susan Swift, Director, Community Planning & Development Services
Cindy Walters, Assistant City Attorney
Jim Wasilak, Chief of Planning
David Levy, Chief of Long-Range Planning
Manisha Tewari, Planner II
Carrie Sanders, Transportation Planner II
Tyler Tansing, Commission Secretary

PUBLIC HEARING

Municipal Growth Element Report - for a new element of the City's Comprehensive Master Plan, with recommendations on future growth and related impacts, development capacity and potential boundary expansion.

Mr. Levy explained how and when both reports were posted for public notification, and presented an overview of the Municipal Growth Element report.

The following citizens testified:

1. Cheryl Moss Herman, 2419 Stratton Drive, testified that she serves on the Board of the Ritchie Park PTA and is also one of the Richard Montgomery High School's cluster coordinators, but the comments she is presenting this evening are solely her own.
2. Chris Kelly, 512 Lynch Street, spoke as a Richard Montgomery High School coordinator with the Montgomery County Council of PTAs.

The Commission kept the record open until 6/16/10. Another worksession is scheduled for 6/23/10.

Water Resources Element Report - for a new element of the City's Comprehensive Master Plan containing recommendations for future drinking water and wastewater capacity, related infrastructure needs and watershed protection.

Mark Charles presented an overview of Water Resources Element.

There was no public testimony.

The public record will remain open until June 16, 2010. A second worksession is scheduled for 6/23/10.

JOINT WORKSESSION

Joint worksession with Traffic and Transportation Commission - To discuss issues of mutual concern, including the City's Pedestrian and Complete Streets policies.

Carrie Sanders, Transportation Planner, presented a brief summary of the role of the Traffic & Transportation Commission.

The Traffic & Transportation Commissioners present were: Elizabeth Crane, Jeremy Martin, Nick Ferris, Jon Oberg, Stanley Klein, Richard Resnick, Alan Levine, and Harry Thomas.

The Commissions discussed the development and changes of the Pedestrian Policy, signal lights in synch, bus stops, intersections, queuing, multi-modal elements of transportation, Complete Streets Policy, sidewalks, and design guidelines toward compatible streets.

Discussion ensued regarding Pedestrian education, scheduling a worksession with WMATA, parking lots that are under-utilized, Middle Lane intersection failing, communication between commissions, and crossing light description list.

REVIEW AND ACTION

Final Record Plat PLT2010-00501, Kol Shalom - for a final record plat to consolidate three lots into a single record lot of 198,648 square feet (4.56 acres), including right-of-way dedication of 11,050 square feet, to be known as Lot 20, Block A of the Ivy Woods

subdivision, in the R-200 Zone at 9104, 9110 and 9150 Darnestown Road.

Ms. Hall presented the staff report.

Commissioner Ostell moved, seconded by Commissioner Trahan, to approve Final Record Plat PLT2010-00501, Kol Shalom. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz were absent.

Time Extension for Use Permit Amendment USA1983-0279F, Corporate Office Properties Trust - for a Time Extension of one year for the approved Amendment to allow construction of two office buildings and a parking garage at 15-45 West Gude Drive.

Ms. Hall presented the staff report.

Sean Moore, speaking as the applicant, spoke regarding changes in the market justifying the request for a time extension.

Commissioner Tyner moved, seconded by Commissioner Trahan, to approve Time Extension for Use Permit Amendment USA1983-0279F, Corporate Office Properties Trust as submitted. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz absent.

Time Extension for Use Permit USE2007-00708, MHP Beall's Inc. - for a Time Extension of one year for the approved Use Permit, as amended, to allow construction of a 74-unit multi-dwelling unit structure and a parking garage at 250-254 North Washington Street.

Mr. Hurlbutt presented the staff report.

Robert Goldman of Montgomery Housing Partnership spoke on behalf of the project as applicant.

Bridgett Newton, 10 Dale Drive, testified as a citizen of Rockville.

Commissioner Trahan moved, seconded by Commissioner Ostell, to deny Time Extension for Use Permit USE2007-00708, MHP Beall's Inc. based on Sec. 05.08.c of the Zoning Ordinance. The motion failed on a vote of 4-1, with Commissioner Trahan voting aye and Commissioners Tyner, Hill, Ostell, and Callistein voting nay.

Commissioner Tyner moved, seconded by Commissioner Callistein, to approve a one-year time extension for Use Permit USE2007-00708, MHP Beall's Inc. Commissioner Hill offered an amendment to add the words "or future amendment." Commissioner Tyner accepted the amendment. The motion passed on a vote of 4-1, with Commissioner Trahan voting nay. Commissioners Medearis and Pakulniewicz were absent.

Street Names for Upper Rock development - to assign street names (Upper Rock Boulevard and Upper Rock Circle) to internal streets within the Upper Rock

development.

Ms. Hall presented the report.

Nancy Regelin, Attorney for the applicant, presented the request.

Commissioner Callistein moved, seconded by Commissioner Ostell, to approve Street Names for Upper Rock development as requested. The motion passed on a vote of 5-0 with Commissioners Medearis and Pakulniewicz being absent.

COMMISSION ITEMS**Chief of Planning Report**

Mr. Wasilak reported that the Commission's next meeting is scheduled for June 23. He discussed the next agenda items.

Old Business

There was some discussion regarding the Beall's Grant II time extension.

New Business

No new business

Minutes

Commissioner Tyner moved, seconded by Commissioner Ostell, to approve the minutes of Meeting No. 07-10 as amended. The motion passed on a vote of 5-0. Commissioners Medearis and Pakulniewicz were absent.

FYI Correspondence

No FYI Correspondence

ADJOURN

After further discussion, the Chair adjourned the meeting at 11:34 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary

